

GUIDANCE IN THE SEARCH FOR HOUSING FOR HIGHLY QUALIFIED PROFESSIONALS WHO MOVE THEIR RESIDENCE TO LEÓN

This sheet contains a series of tips and recommendations to facilitate the search for housing for professionals who, within the framework of the Talento León programme, move to the city to live on a permanent and request help and guidance in this area from ILDEFE services.

The individual circumstances of each applicant will have to be taken into account on a case-by-case basis, and it is quite complicated and complex to standardise the process.

The objective of ILDEFE's guidance services Will be to support and guide the search for housing for each of the applicants, but in no case, we will carry out any of the steps we will carry out any of the steps on behalf of these professionals and their families.

In case they move to León and require a temporary housing solution, it is recommended to consult the specific fact sheet on this topic.

TO WHOM?

Highly qualified professionals who move to León to work or start a business in the city and request support in this field.

AVERAGE PRICE OF HOUSING IN LEÓN

According to data obtained from the real estate portal "El Idealista", the average price of housing in León in January 2024 is:

1. Rent: 7,3 €/m²

2. Sale: 1.371 €/m²

These figures are indicative, as they depend on the location of the property, its age, whether it includes a storage room or garage, and, in the case of rental, whether it is furnished or unfurnished. But it can be seen as a guide price so that applicants for the guidance service can assess whether the amount requested by the property owner is in line with the market.

This data can be consulted at the following link:

www.idealista.com/sala-de-prensa/informes-precio-vivienda/venta/castilla-y-leon/leonprovincia/leon

RESIDENTIAL AREAS OF THE CITY

If the professional is from León, he/she will have no doubts about the most suitable areas to look for housing. But if they come from another region or country and do not know the city, one of their main concerns will be to find an ideal location to live in the city, with all the necessary facilities, well communicated and safe enough.

The table below includes all the districts of the city of León.

Barrio Húmedo	Barrio de Santa Marina	Barrio del Mercado
Barrio de la Inmaculada	Barrio de las Ventas	Barrio de Cantamilanos
Barrio de San Esteban	Barrio de La Lastra	Barrio de la Chantría
Barrio de Fernández Ladreda	Centro de ciudad	Barrio de San Claudio
Barrio de San Mamés	Barrio del Crucero	Barrio de Pinilla
Polígono 58	Eras de Renueva	Barrio de El Ejido
Polígono X	Barrio de Santa Ana	Barrio de La Palomera
Barrio de la Asunción	Barrio de Puente Castro	Área 17
Barrio del Portillo	Barrio del Cruce de Armunia	Barrio de Los Juncuales
Barrio del Ensanche	Barrio de la Candamia	Barrio de la Granja
Barrio de la Sal	Barrio de La Torre	Barrio de la Vega
Barrio de la Victoria	Barrio Paraíso Cantinas	Barrio Reino de León
Barrio de San Lorenzo	Barrio de San Martín	Barrio de San Pedro Huertas
Barrio de Santa Olaja		

*Barrio means district, area, neighborhood

In addition to these neighbourhoods, León has three suburbs:

1. Armunia
2. Trobajo del Cerecedo
3. Oteruelo de la Valdoncina

The choice of one neighbourhood or another will depend on the personal and family circumstances of each professional, as well as their preferences and lifestyle, which will be essential when going for one area or another. In general, young professionals without families will prefer more central areas close to leisure and entertainment options, while families will opt for more peripheral neighbourhoods which are well-communicated and close to school centres.

WHERE TO LOOK FOR HOUSING

Since the internet tool appeared, the housing search has been more and more digitalised; that's why, nowadays many owners post sale and rent ads of their properties free of charge, which makes the housing business much easier.

The search will be different if we are talking about rental or purchase housing.

1. Rental

In this case, the main characters in the search for housing will be the real state portals which can be found on the internet. Although there are real state agencies that also manage housing stock with these characteristics, they are increasingly more specific, and the effort required to be able to talk to different real estate agencies in different locations does not often compensate for the ease of the housing portals. In addition, the real estate agencies themselves already use this tool as the best way to attract tenants to show flats.

The two main ones where you can find a good number of flats and houses for rent in León are:

[1. El Idealista](#)

[2. Fotocasa](#)

2. Buy

Unlike the previous case, as this is a major investment for a family, the effort dedicated to the search for purchased property is much greater, and here traditional real estate agencies do provide more value in the search for one (a property). Therefore, in this case, a list of the main real estate agencies in the city can be provided (Besides the probable owner can look properties by himself/herself in the state agency portals above mentioned). Therefore, the search could be done via real estate portals or estate agents in León.